

**NP** NICHOLAS  
PERCIVAL

**For Sale.** 28 Clover Avenue

Feering, Colchester, Essex, CO5 9GF

Incorporating **BS** BIRCHALL  
STEEL





---

## **28 Clover Avenue, Feering, Colchester, Essex, CO5 9GF**

Discover this beautifully presented detached four bedroom family home located in the sought after village of Feering. The property blends contemporary style with practical family living, whilst benefitting from the remaining years of the NHBC certification.

The present owners invested significantly when originally purchasing the property, and upgraded the developers original specification in terms of flooring throughout the home, the kitchen cabinetry, bathroom suite, ensuite shower room and landscaped rear garden.

Ample parking is provided via the detached garage and driveway.

**Gas Central Heating | EPC B | Council Tax Band E**

**Tenure Freehold | Estate Management Service Charge Applies**

**Restrictive Covenants Apply**

---



## The Heart of the Home

A storm porch welcomes you to the property which opens to the entrance hallway. The added investment the present owners made when they purchased the property is immediately noticeable in the form of attractive Oak panel doors with chrome handles that have been installed throughout the property.

The heart of the home is the attractive kitchen / dining room to the rear of the property, again at the point of purchase the owners paid for a significant upgrade from the developers original new home specification.

There is an integrated double oven, four-ring gas hob, accompanying extractor hood and dishwasher. Ample storage is provided by a good array of cupboards and drawers, the cabinetry is in the shaker style and is finished with sleek chrome handles, set within an attractive work surface. Space is provided for a free standing American style fridge-freezer. The utility area provides space and plumbing for both a washing machine and tumble dryer as well as providing additional storage. French doors lead out to the landscaped rear garden, which again is a significant upgrade on the developers original landscaping plan.

To the front of the property there is cosy sitting room with attractive plantation blinds.

The ground floor is completed by the cloakroom.

Ascending the stairs to the first floor the principal bedroom is to the rear and benefits from a built in wardrobe. The accompanying ensuite is comprised of a double shower with both rainfall head and shower hose attachment, pedestal handbasin and wc. Bedroom two is a well-proportioned guest double to the front of the property, bedroom three is a single bedroom with built in storage and bedroom four is presently used as a dressing room with fitted wardrobe.

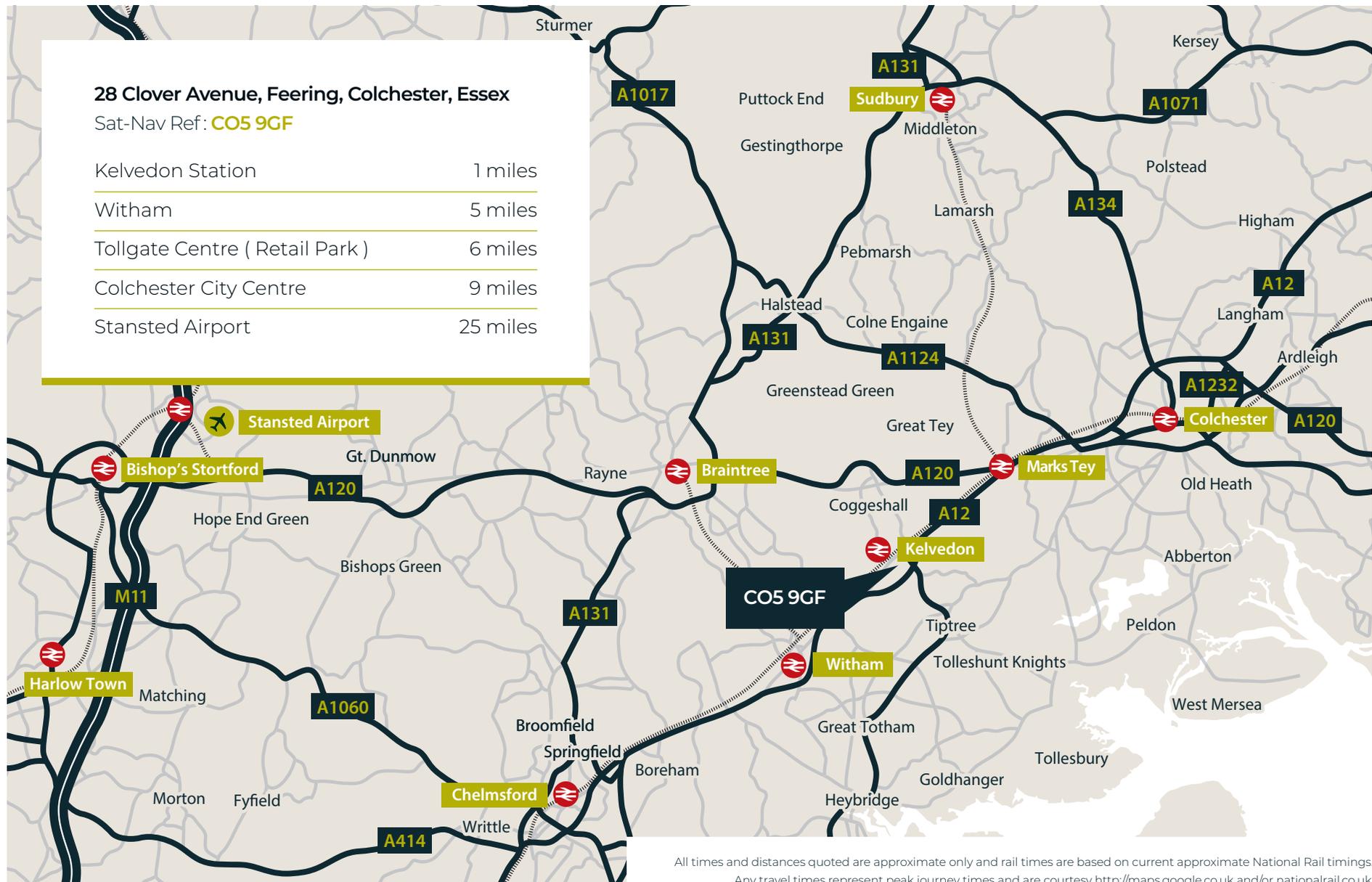
The family bathroom completes the internal accommodation and is comprised of a double ended bath with mixer tap and shower hose attachment, handbasin set within a vanity unit and wc.



**28 Clover Avenue, Feering, Colchester, Essex**

Sat-Nav Ref: **CO5 9GF**

Kelvedon Station	1 miles
Witham	5 miles
Tollgate Centre ( Retail Park )	6 miles
Colchester City Centre	9 miles
Stansted Airport	25 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



### Location.

Living in Feering and Kelvedon offers the perfect balance of village charm and modern convenience. Set in the heart of the Essex countryside, both villages are known for their attractive streets, strong community spirit, and excellent local amenities.

Kelvedon benefits from a mainline railway station with direct services to London Liverpool Street, making it ideal for commuters, while Feering provides a quieter, more rural feel with well-regarded schools, traditional pubs, and scenic countryside walks. With easy access to the A12, a range of local shops, cafés, and green spaces, Feering and Kelvedon are highly sought-after locations for families, professionals, and downsizers alike.





28 Clover Avenue



## Outdoor Space

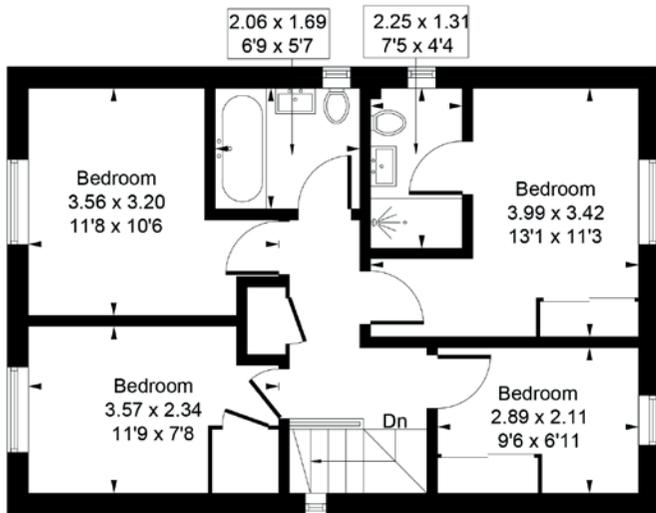
To the front of the property there is driveway parking for at least two vehicles in addition to the detached single garage.

The enclosed rear garden has been landscaped by the present owners and features an extended patio adjacent to the kitchen / dining room which is an ideal space for the entertainment of family and friends. There is space for a garden shed and bin storage area which are discreetly screened from view.

The garden is mainly laid to lawn with mature borders.

---

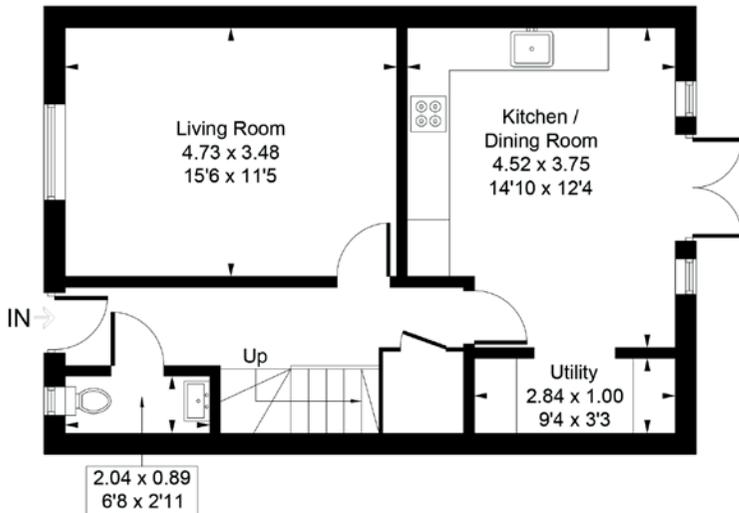




First Floor

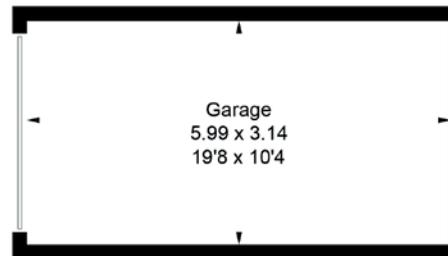
Agents Notes

- An estate management service charge of approximately £200 pa applies.
- Restrictive Covenants Apply
- Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website : <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.
- Other charges such as solicitors fees and removal costs will also need to be considered.



Ground Floor

Garage



(Not Shown In Actual Location / Orientation)

28 Clover Avenue, Feering, CO5 9GF

Approximate Gross Internal Area: 1066 Sqft ( 99.0 Sqm )

Garage: 203 Sqft ( 18.9 Sqm ) Total: 1269 Sqft ( 117.9 Sqm )

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.

**NP** NICHOLAS  
PERCIVAL

Incorporating **BS** BIRCHALL  
STEEL

**01206 563222**

Dan Fuller | [DFuller@nicholaspercival.co.uk](mailto:DFuller@nicholaspercival.co.uk)  
Sara Wilson | [SWilson@nicholaspercival.co.uk](mailto:SWilson@nicholaspercival.co.uk)  
Julie Willats | [JWillats@nicholaspercival.co.uk](mailto:JWillats@nicholaspercival.co.uk)

**[nicholaspercival.co.uk](http://nicholaspercival.co.uk)**

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.